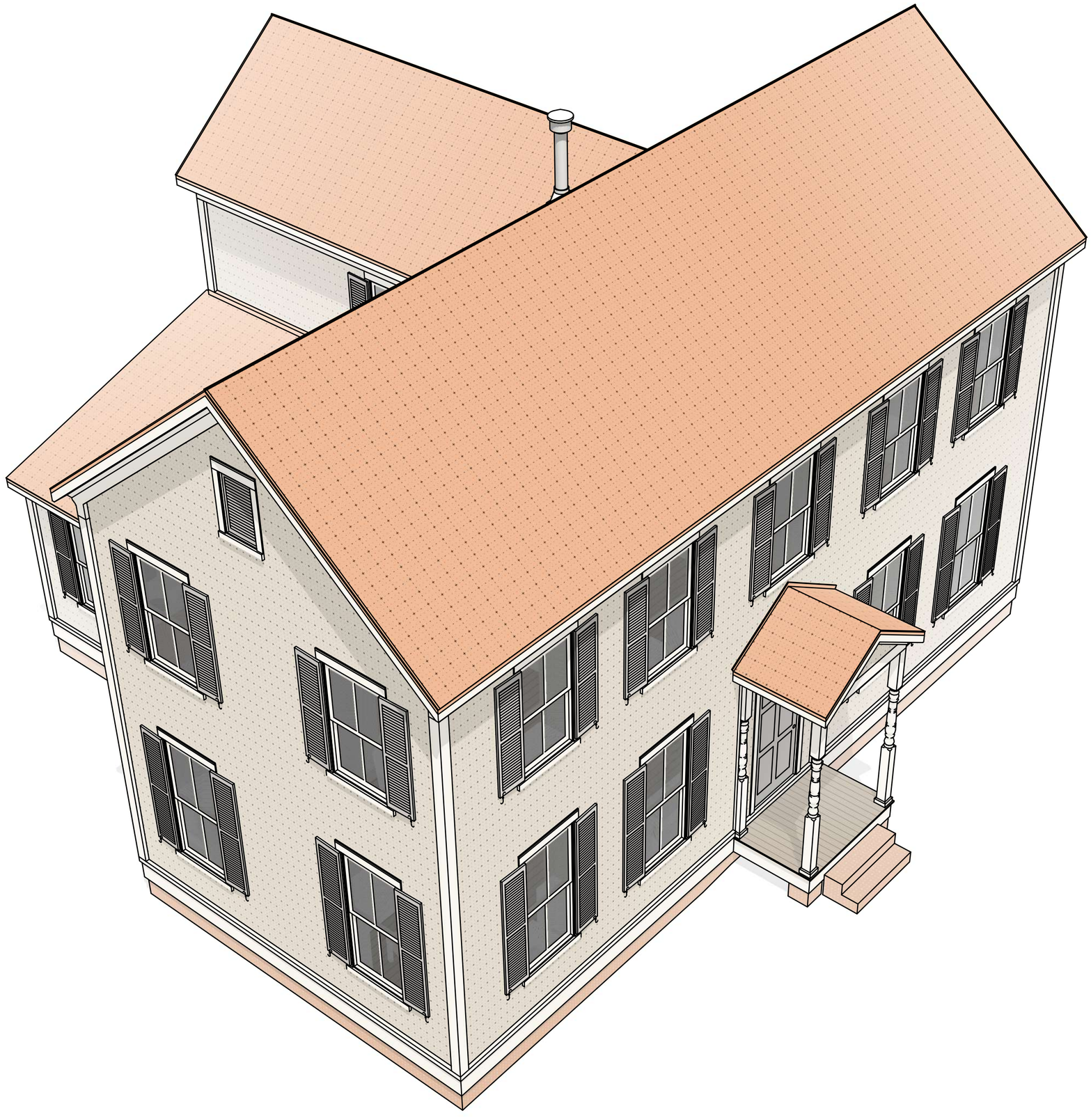


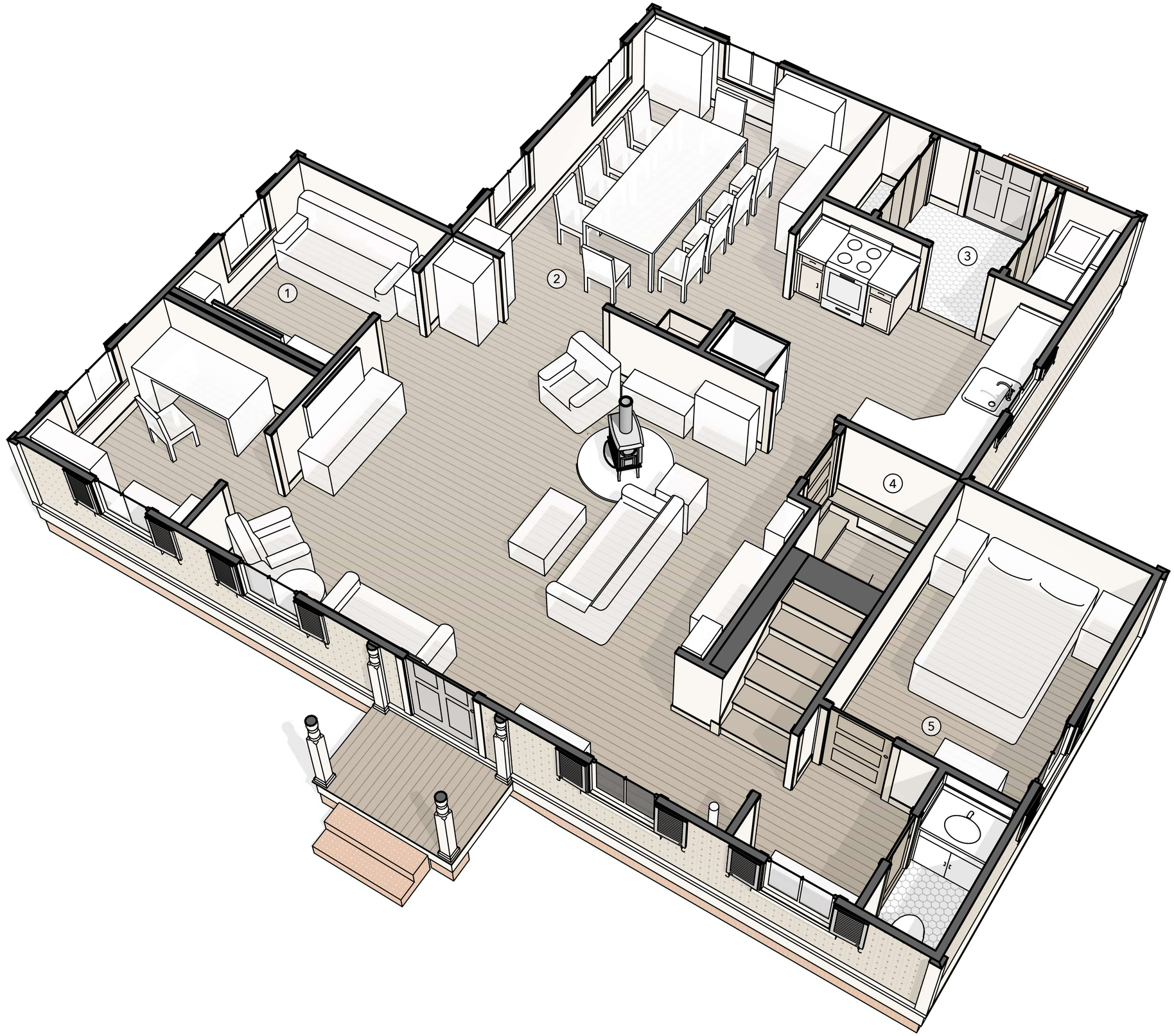
PENNY & SYLVIA'S FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

Penny & Sylvia's Farmhouse represents a new direction for my Starter Farmhouse series. As the fifth design variation, it shows how the houses can be widened with two-story side modules. This allows the underlying design to morph into a larger, 5-bay-wide house– another classic archetype of old houses. Other modules, like different front porches or rear additions, provide a wide array of opportunities.

My Starter Farmhouse designs are composed of interchangeable modules. This variation not only tests the possibilities but also develops the previous designs. The basement, for instance, can be used in the others, too. Also, I'm reorganizing the model for this modular concept. Eventually, I want to create a single digital model where you can pick the options, for thousands of functional combinations.



The floor plan appears like it grew over time. And perhaps it could. Though it's possible to build this all at once, it may be built in phases. It could start as small as 800 square feet, and later grow to this size (just under 2000 square feet). The side and rear modules are designed to function as standalone additions befitting this idea of growth over time. This floor plan is optimal for being a starter home.

PENNY & SYLVIA'S FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(1) The left-side extension has two small rooms. These little rooms could be open to the living area, but doors are preferable for most uses (even if left wide open). **(2)** The dining area opens up to the living room. **(3)** The laundry closet could be a half bath instead. Or this whole corner could be a mudroom. **(4)** The stairs to the basement (optional). **(5)** A minimally-sized guest bedroom (or a nice office).

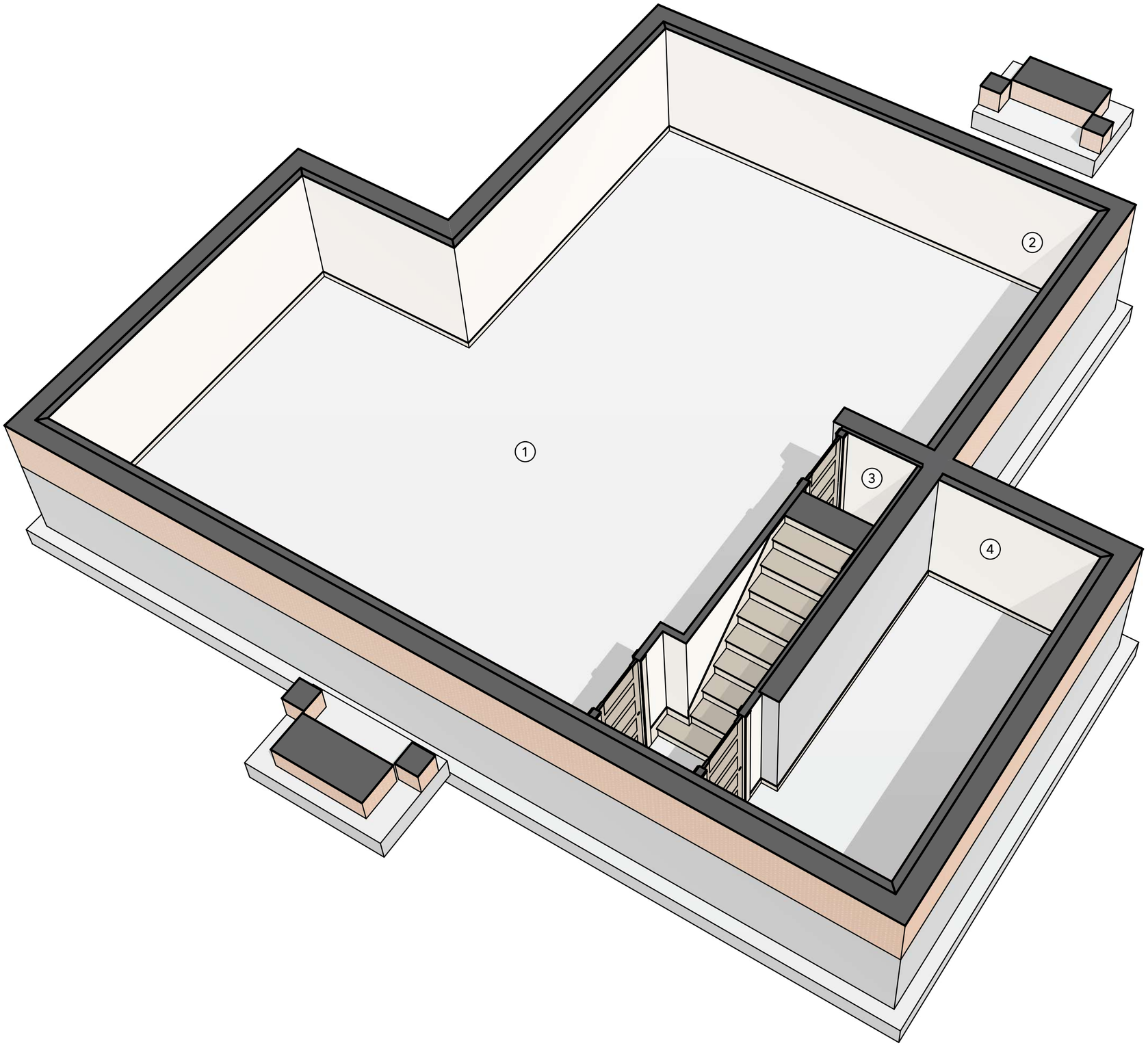
(1) The upstairs comes with two bedrooms and a bathroom in the house's core. The extensions are made to be useful whether or not the home grows over time. This side expands the bedroom into a suite with large closets and a sitting area. **(2)** The hall has a window for better daylighting and cross breezes– always important. **(3)** Even with no side extensions, this rear bedroom is still very useful.

PENNY & SYLVIA'S FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(4) A raised platform allows for this closet at the staircase, which uses space efficiently and still provides enough headroom. **(5)** The right extension provides more space for the bedroom (which could be a room for many children) or for other functions, like a studio. For safety reasons, there shouldn't be a door between the two halves of this bedroom, but it could have a curtain instead.



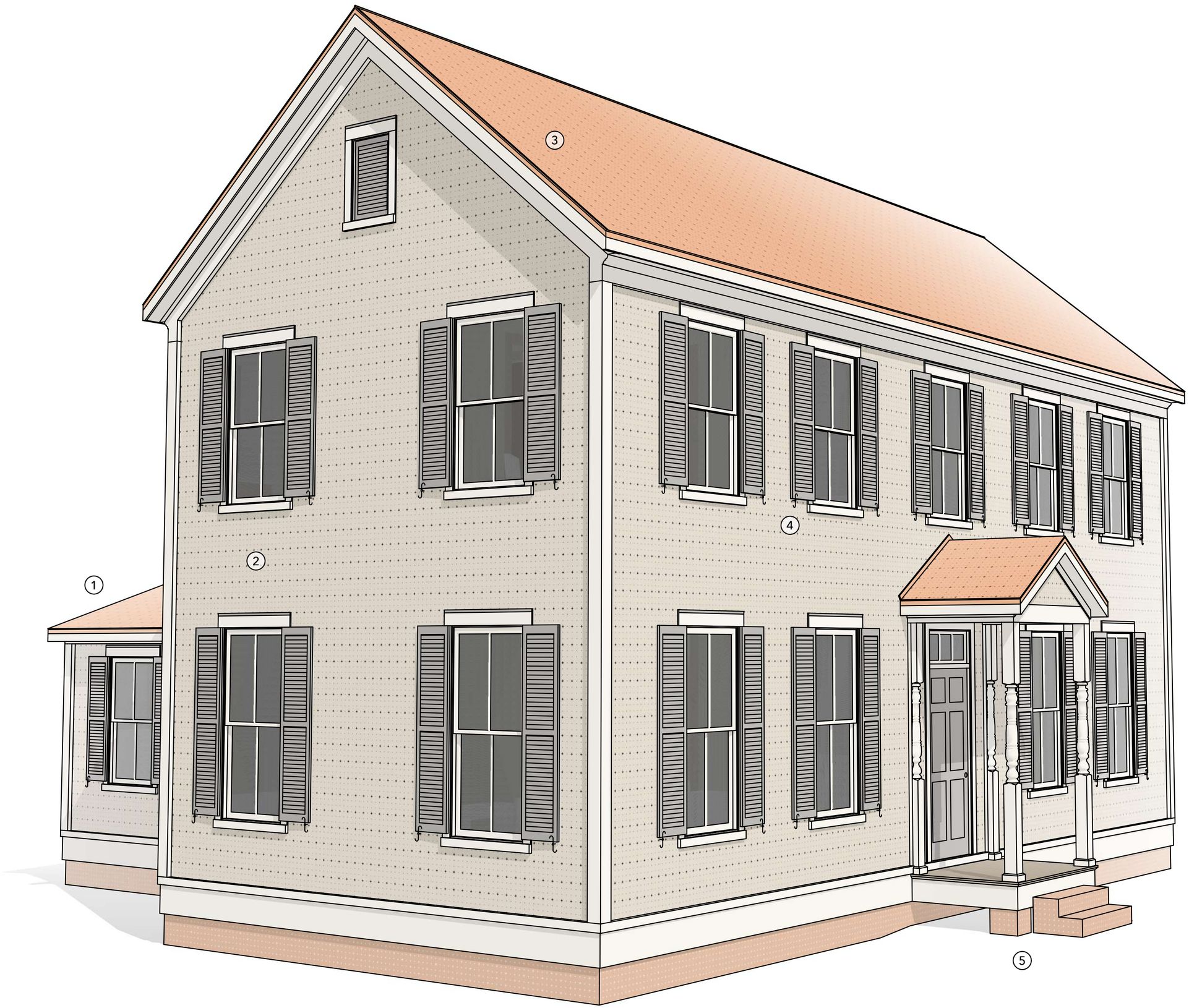
PENNY & SYLVIA'S FARMHOUSE

FOUNDATION PLAN

A DESIGN BY JAY OSBORNE

The foundation design isn't complete, but as you can see, it includes a basement. It will probably need to have another means of egress, like a door or window to the outside. That shouldn't be too hard to add, but I'm not yet sure how to make it work with all potential variations. **(1)** The main area of this basement so large that some rear foundation options can have a garage. It's accessed from the rear.

(2) If a daylight basement were made an option, the rear module would have a door that opens to the outside. This rear module is large enough to have doors for a two-car garage. **(3)** The underside of the stairs must be sheathed for fire resistance, and perhaps it could be a utility closet. **(4)** Surrounded by concrete walls, this room can be a storm shelter. Or a pantry. Or a place to practice drums.



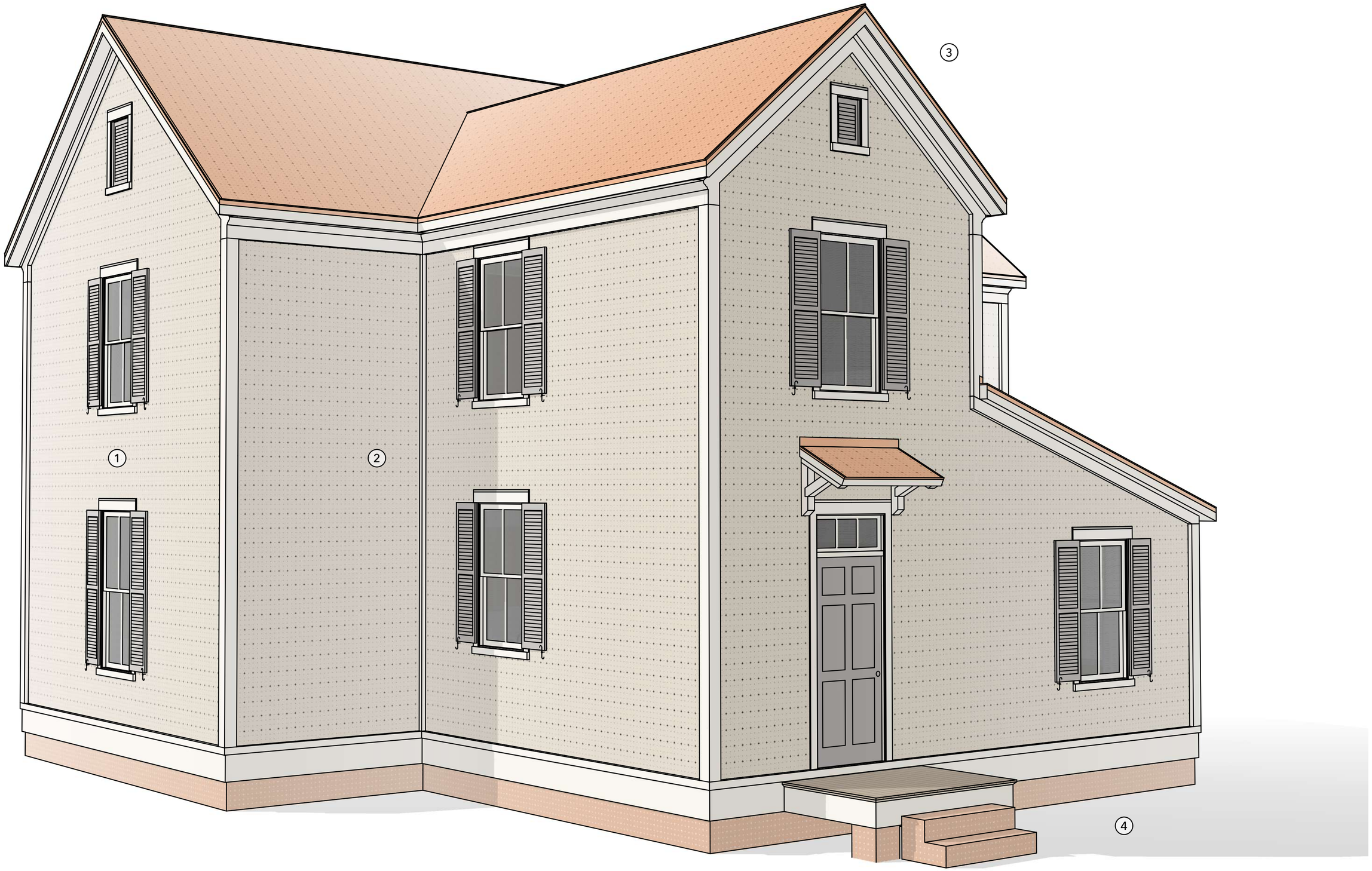
PENNY & SYLVIA'S FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) With the wide facade, the rear addition becomes less noticeable. The main frontage of all the Starter Farmhouses will be from this angle, so the front and left modules are more strict in their symmetry and formality. **(2)** The graphics for this design are meant to represent all of the many possible material options. This material-agnostic dot grid could be drawn over. Connect the dots if you want to.

(3) Someday, I'll make an aerial rendering of the Starter Farmhouses as a village. Immersed in a landscape, a village is more visible if all its houses have red roofs. **(4)** The windows are all situated to have shutters. (Only real shutters, please.) It is surprisingly hard to make these work for all the options. **(5)** The front porch is small in this design, but any of the other porches could be used here instead.



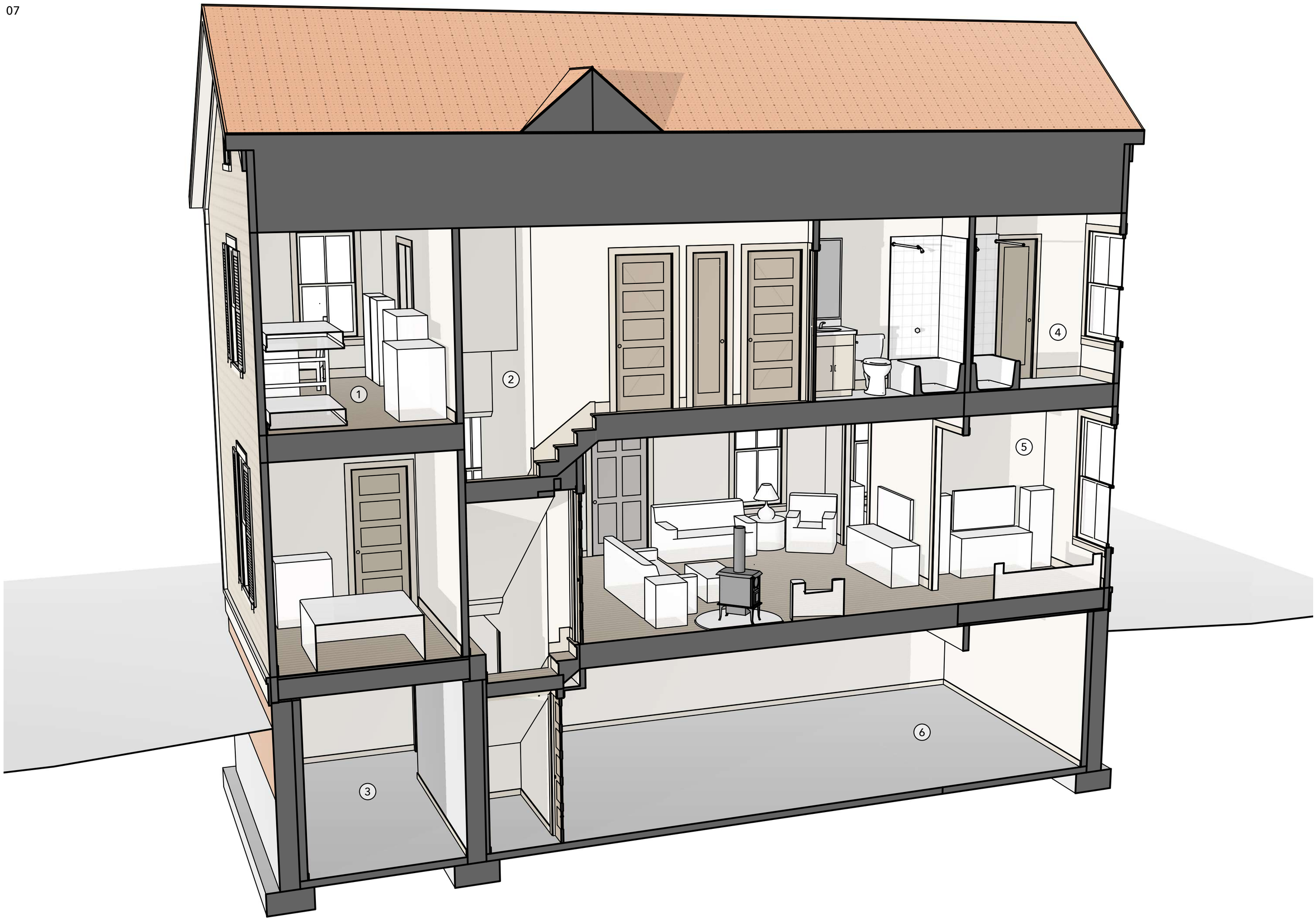
PENNY & SYLVIA'S FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) It's less important to align the windows at the house's rear, but this side extension makes it possible. Without the extension, centered windows would conflict with the staircase. **(2)** For a North American climate, the northern (rear) walls should have fewer (or smaller) windows. No matter how efficient today's windows might be, wall area easily provides 10x as much insulation. For less cost.

(3) The rear addition has an asymmetrical composition, but it still can be a great entrance. It would be informal, but appropriate– since it's best to put parking at the back of a house. No facade looks better if cars are competing for attention. **(4)** The dining area has a shed roof, but if it were mirrored and extended, this part of the house could have a large garage. That could be a future addition.



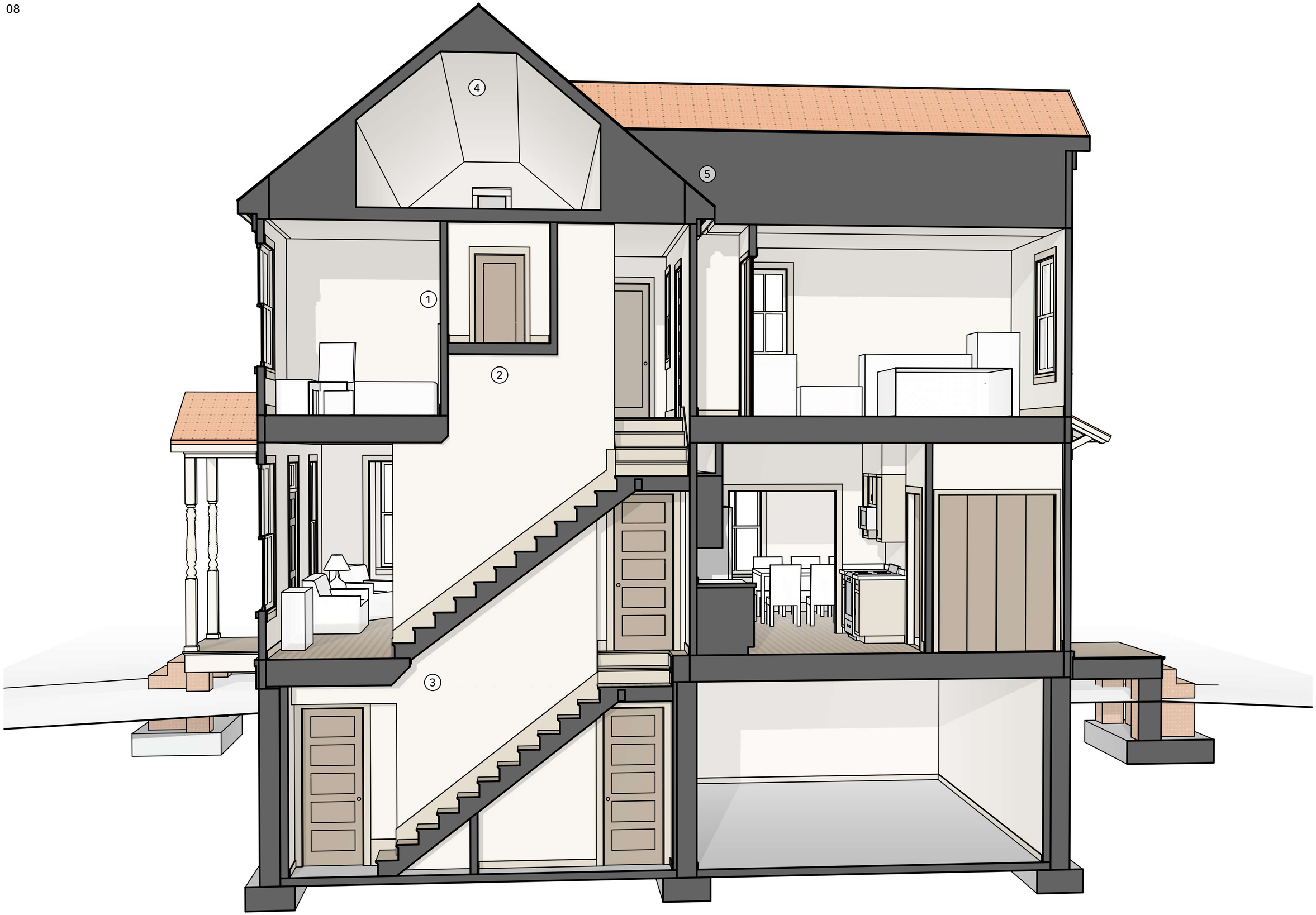
PENNY & SYLVIA'S FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) Seen from the back, this right side of the house is extended just enough for a bedroom area. A bedroom needs to be at least 7 feet wide. **(2)** The raised platform of the bedroom closet allows for the 80-inch headroom at the staircase. **(3)** Concrete walls surround the side room in the basement. That right wall is concrete for modular design reasons, but it can be a wood-framed wall instead.

(4) This side extension includes the ensuite bathroom. With this layout, the plumbing fixtures are located near each other. That isn't so necessary for small houses (but it is for large buildings). **(5)** The side rooms adjoining the living room allow for more diversity of functions. Maybe the kids would watch cartoons here? **(6)** I don't waste time designing basements. They're utilitarian and site-specific.



PENNY & SYLVIA'S FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) This wall in the bedroom is strictly placed since it must allow the room to measure 7 feet wide on one side. **(2)** Head heights at the staircase must be maintained, but the bedroom closet can carve out the extra area. **(3)** Chamfered floor edges are necessary for the head clearances. Unlike the previous versions, this design is slightly widened (to 18') making the staircases easier to construct.

(4) An attic can be included over the core and side modules. It's only for storage. It could have a drop ladder in the main upstairs bedroom. Insulating this attic might be the most expensive part. It could be a future renovation, using low-cost batt insulation in its first phase. **(5)** The back roof is too small, even for storage. The model here is a bit wonky. It reveals the puzzle of this modular design idea.